



September 9, 2020

Dawn M. Farrell, Administrative Clerk
 Township of Monroe Planning Board
 125 Virginia Avenue, Suite 5A
 Williamstown, NJ 08094

Re: File #502-SP - Monroe-Sicklerville Road LF Solar, LLC
Application for Preliminary & Final Major Site Plan
 Solar Energy Production Facility
 739 Sicklerville Road, Williamstown, NJ
 Block 901, Lots 2 & 3
 Zoning District: Landfill Redevelopment Area (C – Commercial)
 T&M# MRPBR1390
Completeness Review

Dear Board Members:

We have received the following for review:

Materials Received for Review

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revised</u>
Prepared by Consulting Engineer Services		
1 of 7	Cover Sheet	08-14-20 /
2 of 7	Existing Conditions & Demolition Plan	08-14-20 /
3 of 7	Solar Facility Plan	08-14-20 /
4 of 7	Solar Facility Details	08-14-20 /
5 of 7	Soil Erosion & Sediment Control Plan	08-14-20 /
6 of 7	Soil Erosion & Sediment Control Notes & Details	08-14-20 /
7 of 7	County Road Plans & Details	08-14-20 /
	Stormwater Management Report for Monroe-Sicklerville Road Landfill Solar	08 - 2020 /

The subject property is Block 901 Lots 2 & 3 and is located on the west side of Sicklerville Road (CR 536 Spur), roughly half a mile south of the Atlantic City Expressway. The property is ±17.23 acres (Lot 2 is ±15.41 acres and Lot 3 is ±1.82 acres) and is the site of the Township's former municipal sanitary landfill, which operated from 1965 to 1983. The site is primarily vacant grassed land with wooded areas along the perimeter of the site.



Re: Monroe-Sicklerville Road LF Solar, LLC
Completeness Review

September 9, 2020
Page No. 2 of 5

This application proposes to redevelop the existing landfill, per the Redevelopment Plan, into a Solar Energy Producing Facility. The proposed improvements include upgrades to the existing gravel driveway and the installation of two elevated solar panel arrays on the cap of the Landfill. The site will be accessed through the proposed driveway on Sicklerville Road. The Applicant is designated as the Redeveloper for this Area.

These submittals have been reviewed for compliance with the submission requirements of the Monroe Township Land Use Ordinance. Upon review of the requirements set forth in the below mentioned sections of the ordinance, we believe this application can be considered complete if the noted outstanding requirements are made a condition of approval.

Completeness Review

1. §175-61, Major Site Plan Review

A. Preliminary Review:

(1) Site Plans

(2) Items Required to be Submitted:

a. Site Plan

b. Township and County Application Forms

Applicant states County application is to be provided.

c. Protective Covenants or Deed Restrictions **(N/A)**

Applicant states deed restrictions are anticipated as part of NJDEP / Township Landfill Closure but there are currently no deed restrictions of record.

d. Escrow Fee and Fee Agreements **(N/A)**

Escrow fee per Redevelopment Agreement.

e. For Projects in the Pinelands Area – Certificate of Filing **(N/A)**

f. Tax Collector's Certification **(N/A)**

The subject property is Township owned.

g. Certification of Corporation or Partnership Involvement

h. Architectural Plans and Elevations **(N/A)**

i. Environmental Assessment **(N/A)**

Will be addressed as part of Landfill Closure.

j. Any Additional Documents, including but not limited to:



Re: Monroe-Sicklerville Road LF Solar, LLC
Completeness Review

September 9, 2020
Page No. 3 of 5

- I. Stormwater Report
- II. Traffic report **(N/A)**

2. §175-71, Preliminary Major Site Plan Review

A. Plan Sheet Requirements:

- (1) Plan Sheet Size and Scale
- (2) Certification by Licensed Architect or Engineer and Surveyor
- (3) Plan sheet minimum required information:

- a. Survey or Deed Plotting

A copy of the "Plan of Survey" prepared by CES, dated 06/12/20 last revised 7/31/20 should be provided for the Board's records.

- b. Topography (extending 200' beyond the subject property)

Topography extending 200' beyond the property is not provided.
(See 4.B.(3).a.(1) for more stringent topography requirement)

- c. Dimensions showing conformity with Zoning Requirements
- d. Contiguous Property Owners/Existing Streets and Wooded Areas
- e. Architectural Plan **(N/A)**
- f. Proposed Circulation Plans
- g. Existing & Proposed Stormwater Management
- h. Existing & Proposed Structures
- i. Existing & Proposed Wastewater and Potable Water Facilities **(N/A)**

- B. Plan signed by Applicant and Owner

3. §175-72, Final Major Site Plan Review

- A. Plan Sheet Size, Scale, and Certifications
- B. Plan Sheet Minimum Required Information

Topography extending 200' beyond the property is not provided.

C. Plan shall include:

- (1) Existing & Proposed Structures
- (2) Proposed Circulation Plans, Lighting, Parking, Signs and Sidewalk
- (3) Existing & Proposed Landscaping and Recreation Areas **(N/A)**



Re: Monroe-Sicklerville Road LF Solar, LLC
Completeness Review

September 9, 2020
Page No. 4 of 5

No landscaping is proposed.

(4) Utilities **(N/A)**

No drainage, sewer or water facilities are proposed. No lighting is proposed.

a. Proposed Drainage, Sewage and Water Facilities

b. Proposed Lighting

c + d. Written Agreement with all Utility Providers

(5) Written Description of Proposed Building Use/Operations

The applicant shall provide testimony to the Board regarding the number of employees expected to be on site daily.

4. §175-140. Stormwater Management

A. General Provisions

(1-2) This section establishes minimum stormwater management requirements and controls consistent with all state regulations.

(3) Applicability. This section shall apply to:

B. Site Development Stormwater Plan Requirements:

(1-2) Submission of Site Development Stormwater Plan

(3) Checklist Requirements:

a. Engineering plans submitted in CAD Format 15 or higher and the following:

Applicant shall submit plans electronically in format of at least CAD 2015.

(1) Topography (extending 300' beyond development)

Topography does not extend 300 feet beyond the property boundaries. As submitted a waiver would be required.

(2) Environmental Site Analysis and Detailed Soils Report **(N/A)**

(3) Project description and site plans

(4) Land use planning and source control plan (nonstructural strategies)

(5) Stormwater management facilities map **(N/A)**

(6) Calculations

a. Stormwater runoff rate reductions

b. Water quality **(N/A)**



Re: Monroe-Sicklerville Road LF Solar, LLC
Completeness Review

September 9, 2020
Page No. 5 of 5

Proposed impervious surfaces (array racking tubs) will not be traversed by vehicles and are not subject to water quality requirements.

c. Groundwater recharge **(N/A)**

Approved landfill closure plans are exempt from recharge.

d. Groundwater mounding analysis **(N/A)**

(7) Inspection, maintenance and repair plan **(N/A)**

A separate letter containing any technical review comments will be provided in the future.

Should you have any questions regarding these comments, please do not hesitate to contact this office.

Very truly yours,
T & M ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Kyle R. Humphreys'.

Kyle R. Humphreys, P.E.
Planning Board Engineer

cc: Stephen Boraske, Board Solicitor
Pamela Pellegrini, P.E., P.P., C.M.E., Board Planner

KH:sm

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